



37 Taylor Avenue  
£375,000

Winkworth

for every step...





## About the Property

Taylor Avenue is an imposing, three bedroom, semi-detached family home occupying an enviable corner plot on one of Lillington's most desirable roads and offering contemporary family living over two storeys.

Built in the 1930's, this beautifully maintained family home has been tastefully modernised by the current owners to provide flexible living accommodation extending to approximately 921 sq ft.

Material Information:

Council Tax: Band C

Local Authority: Warwick District Council

Broadband: Ultrafast Broadband Available

(Checked on Ofcom Jan 25)

Mobile Coverage: Likely Coverage

(Checked on Ofcom Jan 25)

Heating: Gas Central Heating

Listed: No

Tenure: Freehold









## The Finer Details

Upon arriving at Taylor Avenue a generous entrance hall leads you through to the ground floor living accommodation and provides a light and bright entrance to the home.

The kitchen was renovated by the current owners in 2020 and features a range of built in appliances, gas hobs and plentiful storage, while large windows and double, sliding doors in the neighbouring, open plan, dining room bathe the kitchen in natural light.

Adjacent to the kitchen, sits an open plan dining room and snug, with a central log burner that creates a cosy and intimate atmosphere.

The sitting room is located off the central hallway and is generous in size, large front aspect windows provide an abundance of natural light.

A spacious landing greets visitors to the first floor and provides access to the three bedrooms and family bathroom. There is additional storage in the attic, which is boarded and accessed via a retractable ladder.

The master bedroom sits at the front of the house and has large bay windows that provide far reaching views towards the centre of Leamington Spa. There is a further, good sized double bedroom with views over the garden to the rear and an additional single bedroom that would make a perfect child's bedroom or home office. The family shower room was modernised in 2019 by the current owners and is contemporary in style.

Externally the spacious rear garden is accessed via the kitchen and dining room doors, and fully enclosed with a patio and sloped lawn leading up to a brick garden room, which with the correct modernisation, would make a perfect garden office. There is off street parking for multiple cars on the private driveway to the front of the property.









## About the Area

Taylor Avenue is located a short drive from both the centre of Leamington Spa (1 mile) and Warwick (3.3 miles) with their various shops, restaurants and famous parks.

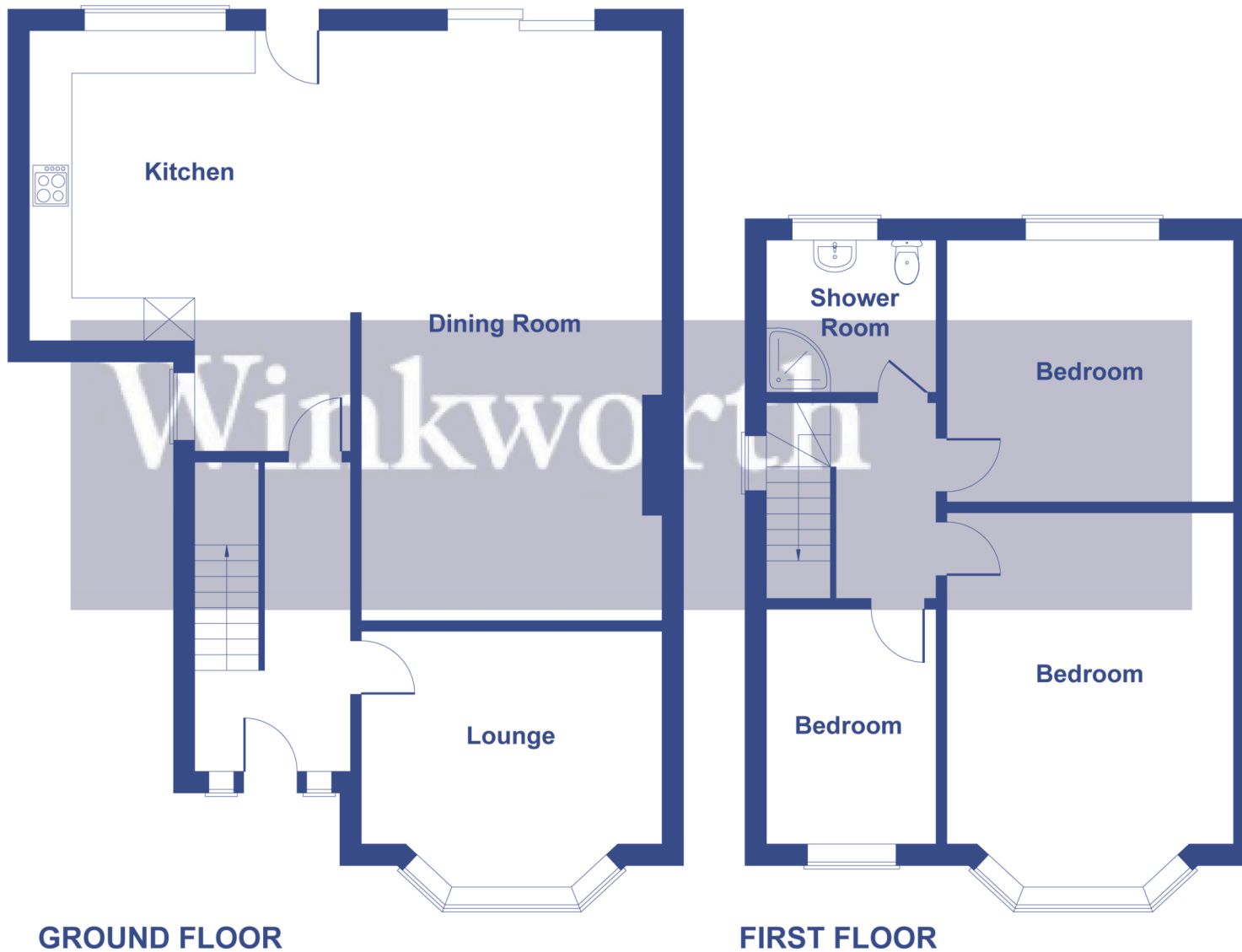
There are a number of good local primary and secondary schools within close proximity of Taylor Avenue, with the Lillington (0.6 miles) and St Pauls CofE (0.7 miles) Primary Schools both within walking distance and North Leamington (1.3 miles) and Arnold Lodge (1.2 miles) nearby.

Lillington and nearby Leamington Spa and Warwick benefit from tremendous local and national transport links. Leamington Spa Train Station is 1.7 miles from Taylor Avenue and has a direct service to London Marylebone (1 hour 20 minutes) and Birmingham Train Terminals (33 minutes), while the motorway network is a short drive away (4.2 miles) with the M40 accessed via multiple junctions providing access to London and the wider West Midlands.



# Taylor Avenue, CV32

Approximate Gross Internal Area  
921 sq ft - 86 sq m



Not to Scale. Produced by The Plan Portal 2025  
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